



PLANNING COMMISSION SUMMARY OF ACTIONS

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HEB

February 11, 2004

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PRESENT: Commissioners de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy, Wilson

ABSENT: Commissioners Alcorn, Byers

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy announced, at the request of Commissioner Alcorn, that the Environment Committee would hold its first meeting on Thursday, February 19, 2004, at 7:30 p.m., in the Board Conference Room. A presentation will be made by the Department of Public Works and Environmental Services on the County's Watershed Management Planning Program and the Little Hunting Creek draft watershed plan.

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Chairman Murphy announced the following Planning Commission dates for the FY 2005-2009 Capital Improvement Program (CIP):

Thursday, March 11	CIP Workshop with County agencies
Thursday, March 18	CIP public hearing
Wednesday, March 24	CIP Committee at 7:30 p.m. (tentative)
Thursday, March 25	CIP Markup

He noted that the Board of Supervisors would hold its public hearings on the CIP in conjunction with the FY 2005 budget hearings on March 29, 30, and 31, 2004.

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Chairman Murphy noted that there would be no Planning Commission meetings on Thursday, February 12 and Wednesday, February 25, 2004.

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Chairman Murphy noted that in a recent supplement of the *Courier* newsletter a recognition ceremony, to be held on Friday, February 20, 2004, was announced for County employees whose tenure had been twenty years or more. Chairman Murphy recognized employees of the Planning Commission on this list as well those from other agencies who have worked with the Commission:

25 Years of Service

Barbara Lippa, Planning Commission Office
Gloria Watkins, recently retired from Planning Commission Office
Karen Harwood, County Attorney's Office
Verdia Haywood, County Executive's Office

20 Years of Service

David Marshall, Department of Planning & Zoning
Cathy Chianese, County Executive's Office

15 Years of Service

Toni Denson, Planning Commission Office
Michael Congleton, Department of Planning & Zoning
Mary Ann Godfrey, Department of Planning & Zoning
Leslie Johnson, Department of Planning & Zoning
Fred Selden, Department of Planning & Zoning
Sterling Wheeler, Department of Planning & Zoning

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A 2003-MV-049 - WILLIAM P. AND MARY O. ORLEAN

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION PULL A 2003-MV-049, WILLIAM P. ORLEAN AND MARY O. ORLEAN, FROM THE BOARD OF ZONING APPEALS, SCHEDULED ON MARCH 2, 2004, FOR ADMINISTRATIVE REVIEW AND COMMENT BY THE PLANNING COMMISSION SOMETIME IN APRIL 2004; AND THAT THE BZA DEFER ITS PUBLIC HEARING ON THE APPEAL UNTIL AFTER IT RECEIVES THE PLANNING COMMISSION RECOMMENDATION; OR, IF THE PUBIC HEARING CANNOT BE DEFERRED BECAUSE OF TIMING CONSIDERATIONS, THAT THE BZA DEFER ITS DECISION UNTIL AFTER IT RECEIVES THE COMMISSION'S RECOMMENDATION.

Commissioner Hall seconded the motion which carried by a vote of 9-0-1 with Chairman Murphy abstaining and Commissioners Alcorn and Byers absent from the meeting.

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Commissioner Lawrence MOVED THAT PLANNING COMMISSION FURTHER DEFER RZ 2002-PR-031, ERNESTO V. AND NILA M. CASTRO, TO A DATE CERTAIN OF FEBRUARY 26, 2004.

Commissioner Hall seconded the motion which carried by a vote of 9-0-1 with Chairman Murphy abstaining and Commissioners Alcorn and Byers absent from the meeting.

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Commissioner Koch MOVED THAT RZ 2003-SU-040, PCA 78-S-063-04 AND SE 2003-SU-025, LLW, L.L.C, BE DEFERRED FOR PUBLIC HEARING TO FEBRUARY 26, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Commissioner Lawrence noted his intent to defer the public hearing SEA 2002-PR-040, Fairfax Plaza Company, A Virginia Limited Partnership, from February 18, 2004 to March 18, 2004.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER SE 2003-LE-028, SE 2003-LE-029, AND SE 2003-LE-031, SILVIO DIANA, TO A DATE CERTAIN OF MARCH 3, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Chairman Murphy MOVED THAT THE PUBLIC HEARING ON RZ 2003-MV-036, ROUBIN ASSOCIATES, L.L.C AND MARY ANNE PEARSON SANKO REVOCABLE TRUST, BE DEFERRED TO A DATE CERTAIN OF MARCH 3, 2004.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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RZ 2003 SP-044 – GURHAN DEMIRKAN

(Decision Only – Public Hearing was held on January 28, 2004)

Chairman Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2003 SP-044, GURHAN DEMIRKAN, SUBJECT TO THE REVISED PROFFERS DATED FEBRUARY 10, 2004.

Commissioners de la Fe and Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Chairman Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE SIDEWALK REQUIREMENT ALONG SILVERBROOK ROAD IN FAVOR OF THE EIGH- FOOT WIDE ASPHALT TRAIL.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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RZ/FDP 2003-PR-009 – UNIWEST GROUP, L.L.C.

Commissioner Lawrence MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-PR-009, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 10, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-PR-009, SUBJECT TO THE FINAL DEVELOPMENT PLAN CONDITIONS DATED JANUARY 14, 2004, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-PR-009.

Commissioners Lusk and Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner Lawrence MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE LOADING SPACE REQUIREMENT TO PERMIT THREE SPACES INSTEAD OF FIVE SPACES IN THE SOUTHERN BUILDING.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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RZ 2003-MV-051 - VIRGINIA BUILDERS GROUP

Commissioner Murphy, who was handling this case for Commissioner Byers, MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON RZ 2003-MV-051, TO A DATE CERTAIN OF MARCH 10, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Koch, Wilson, Hall and Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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RZ 2003-BR-029 – ATLANTIC COAST HOMES

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-BR-029, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JANUARY 28, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner Harsel also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE ALONG THE OX ROAD AND ROUTE 123 FRONTAGE.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner Harsel further MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUEST FOR A WAIVER TO ALLOW A SIX-FOOT HIGH FENCE ALONG OX ROAD/ROUTE 123 PER PARAGRAPH 3 OF SECTION 10-104.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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2232 S03-13 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES AND FAIRFAX COUNTY DEPARTMENT OF FAMILY SERVICES

Commissioner Murphy MOVED THE PLANNING COMMISSION DEFER THE DECISION ON 2232 S03-13 TO A DATE CERTAIN OF THURSDAY, FEBRUARY 19, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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The meeting was adjourned at 1:23 a.m.
Peter F. Murphy, Jr., Chairman



